

Staff Summary Report



Council Meeting Date: 5/20/2010

Agenda Item Number: _____

SUBJECT: Request approval of a resolution designating a central business district within the City of Tempe, and modifying Resolution 2003.25.

DOCUMENT NAME: 20100520casv01 CENTRAL BUSINESS DISTRICT 0403-05 Resolution 2010.62

COMMENTS: N/A

PREPARED BY: Cynthia Y. McCoy, Assistant City Attorney (480-350-2187)

REVIEWED BY: Andrew B. Ching, City Attorney (480-350-8575)

LEGAL REVIEW BY: N/A

DEPARTMENT REVIEW BY: Andrew B. Ching, City Attorney (480-350-8575)

FISCAL NOTE: N/A

RECOMMENDATION: Adopt Resolution as presented.

ADDITIONAL INFO: The legislature recently adopted wholesale changes to Section 42-6201 et seq, governing government property leases. Among other things, the new legislation limits the tax abatement to areas within a single central business district that must be (a) within a slum and blighted area established pursuant to title 36, chapter 12, article 3, (b) geographically compact and no larger than the greater of 5% of the total land area within the exterior boundaries of the City or 640 acres. By Resolution 2003.25 the City designated a central business district that now constitutes approximately 8% of its total area. The new legislation does not grandfather existing districts and does not provide a structure for approval of such districts. However, if the district is amended after the legislation becomes effective, no GPLET leases may be entered for a year. Staff seeks to amend the central business district area to avoid this consequence and conform the City's central business district to the statutory size by eliminating those areas owned by other government agencies.